



# Town of Groveland Planning Board

183 Main Street  
Groveland, MA 01834

APPROVED March 26, 2019  
MOTION: Lisa Chandler  
made a motion to approve the  
March 5, 2019 meeting  
minutes. Robert Arakelian  
seconded the motion. The vote  
was 3-0, unanimous in favor.

Board/Committee Name: PLANNING BOARD  
Date: TUESDAY, March 5, 2019  
Time of Meeting: 7:30PM  
Location: TOWN HALL

Present: Robert Arakelian, Robert Danforth, Walter Sorenson, Lisa Chandler

Absent:

Staff Present: Rebecca Oldham

Public Members: See attached

Walter Sorenson, Vice Chairman: The Planning Board meeting for Tuesday, March 5, 2019 was called to order at 7:30PM.

## MINUTES APPROVAL

**MOTION:** Lisa Chandler made a motion to approve the February 19, 2019 meeting minutes. Robert Arakelian seconded the motion. The vote was 4-0, unanimous in favor.

## INVOICES

DESCRIPTION	AMOUNT
TEC Peer Review – 301 Main Street	\$2,020.00

**MOTION:** Robert Danforth made a motion to approve payment of the invoice for the Peer Review by TEC of 301 Main Street. Robert Arakelian seconded the motion. The vote was 4-0, unanimous in favor.

## PUBLIC HEARINGS

**CONTINUED: 301 Main Street, Zong Yang:** *Application for Site Plan Review under Section 13 of the Town of Groveland Zoning Bylaw to utilize the site for Retail-Small, as identified in the Groveland Zoning Bylaw in Section 4.5 Table of Uses. The site is located in the Business (B) Zoning Districts. The proposed project is located at 301 Main Street Groveland, MA 01834 (Assessors Map 10, Parcel 001).*

**MOTION:** Robert Arakelian made a motion to open the CONTINUED Public Hearing for 301 Main Street Site Plan Approval. Robert Danforth seconded the motion. The vote was 4-0, unanimous in favor.

Peter Ogren with Hayes Engineering, Applicant's Engineer: The site is heavily restricted based upon the land taking by MassDOT so we are limited in the improvements we can make to the site. We have updated our Site Plan to reflect better access in and out of the site by rearranging the parking spaces. We have shown the site has 13 parking spaces and 1 handicapped parking space for a total of 14 parking spaces, as required by zoning.

Peter Ellison with TEC, Peer Review Engineer: I just received the updated plans and response comments this evening. I have not had a chance to review.

Zong Yang: I am before the ZBA tomorrow night.

P. Ogren: I have advised my client to hire an attorney to represent him in this process. I believe there is a law that would allow him to seek variances for this property based on the fact that the State imposed the hardship through the taking.



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W. Sorenson: Our Peer Review will review the updates, response comment, view the ZBA recording and provide responses for our next meeting.

**MOTION:** Lisa Chandler made a motion to CONTINUE the Public Hearing for 301 Main Street for Site Plan Approval to March 26, 2019. Robert Arakelian seconded the motion. The vote was 4-0, unanimous in favor.

**CONTINUED: 180 Center Street, Thad Berry on behalf of Thomas Zarrella:** *Application for Aquifer Protection Overlay District Special Permit under Section 6.2 of the Town of Groveland Zoning Bylaw. Application for Site Plan Approval under Section 13 of the Town of Groveland Zoning Bylaw. Application for Stormwater Management and Land Disturbance Permit under Article 14 of the Town of Groveland Bylaw to construct a new access driveway, barn addition with a new caretaker's residence, new stables and septic system. The site is located in the Industrial (I) Zoning District. The proposed project is located at 180R Center Street Groveland, MA 01834 (Assessors Map 41, Parcel 41).*

**MOTION:** Robert Danforth made a motion to open the CONTINUED Public Hearing for 180 Center Street for Aquifer Protection Overlay District Special Permit, Site Plan Approval and Stormwater Management and Land Disturbance Permit. Robert Arakelian seconded the motion. The vote was 4-0, unanimous in favor.

Thad Berry, Project Engineer: We received an approval from the Conservation Commission on February 20th and submitted updated plans and response comments to the Peer Review, TEC.

Peter Ellison with TEC, Peer Review Engineer: We have just received the updated plans and response comments yesterday and have not had a chance to review. At an initial glance everything seems to be heading in the right direction and we should be able to wrap this up before the next meeting.

Thomas & Kristin Zarrella: We would like approval of the permit tonight. This project has been delayed long enough.

W. Sorenson: The Peer Review Engineer needs to finalize his review comments, we need to ensure the plans and the changes made comply with our regulations. Also, regardless of the approval, a decision has not been drafted. Approving the project tonight does not begin the clock and does not give you the documents you need for your real estate closing.

Town Planner: I have started to draft a decision and will finalize with our Peer Review Engineer and the Applicant's engineer for the Board's review at the next hearing.

**MOTION:** Lisa Chandler made a motion to CONTINUE the Public Hearing for 180 Center Street Aquifer Protection Overlay District Special Permit, Site Plan Approval and Stormwater Management and Land Disturbance Permit to March 26, 2019. Robert Danforth seconded the motion. The vote was 4-0, unanimous in favor.

## APPLICATIONS FOR REVIEW

Salem Street, William Holt on behalf of Dehullu Homes: Application for a Definitive Subdivision.

Town Planner: The Applicant sent an email this morning stating they have still not yet finalized plans and will submit at the next meeting.

## DISCUSSION & POSSIBLE VOTE

Quarry Apartments at Sewell Street, Chapter 40B Comprehensive Permit

Town Planner: Bill Daley has filed his 40B Application with MassHousing for the Quarry Apartments at Sewell Street. I have forwarded you all the application that was submitted electronically last week. Tonight is an opportunity for Board Member to comment on the project. These comments will then be



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combined with other comments from Town boards/commissions into one document that will be sent to MassHousing to be considered when determining the Project Eligibility. This is not a public meeting. However, the public as well as the Board, will have a time to provide public comment when, and if, the application is filed with the ZBA. I will record comments and submit accordingly.

## **BOARD:** Discussed comments.

- The site access road sits across from A.W Chesterton Company, which has approximately 600 employees. A traffic signal or signage may be needed in order to address safety concerns. The developer should submit a traffic impact and access study, the proposed plan should include vehicular and pedestrian circulation, and connectivity to adjacent roads, sidewalks, public pathways, and bicycle facilities.
- The developer should provide a pedestrian crossing over Salem Street to connect to the sidewalk.
- The massing of the development in comparison to the surrounding area is prominent. The site sits at a high elevation and although set back from the street, at 75 feet tall the development will create quite the contrast. Maybe the developer could utilize the topography and step some of the buildings down.
- An additional landscape buffer should be used, as to clearly show the delineation of property from abutting properties. Landscaping should also be used to transition the development from the street. The developer should not clear-cut the lot and should aim to leave as much natural vegetation as possible. Walter Sorenson: should have a post-construction walk through to verify screening is suitable.
- The development should be on sewer. The Board suggests the developer work with A.W. Chesterton, as they both have a vested interest.
- Parking should accommodate visitor parking as well as service vehicles, i.e. property maintenance, electricians, etc.
- Dumpster locations should be adequate for a development of this size.
- It does not appear that the fire truck will be able to access the site and maneuver the site in order to provide fire protection. Truck turning movements should be provided to ensure access. Fire Department personnel should comment in regards to staffing levels and infrastructure capacity.
- 192 units will cause the need for increased police presence and hiring additional officers may be necessary.
- The ZBA should consult one of the Peer Review Engineers that work with the Planning Board. They should also look into an Architectural Peer Review.

## **GENERAL COMMENTS**

- Want to see the stormwater calculations.
- Want to see the proposed school impact report, as a way to prepare our schools to handle additional students.
- Where will the school bus pick-up location be? Can a school bus maneuver the site?
- If there are children, and with all the amenities planned to be provided, they should also look into a playground.
- If there are domestic pets allowed, there should be a policy in place concerning keeping them on site.
- The Town Water Department will need to petition DEP to withdraw additional water to the site. The capacity could be an issue. Maybe the developer should install a private well on site.



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## OLD BUSINESS

### TOWN PLANNER'S REPORT

**Town Planner:** Jim Freer had drafted some language to update the Inclusionary Bylaw. He felt the current law as written, may work, but is convoluted and the calculation in lieu of constructing the affordable units was confusing. Town Counsel reviewed the language proposed and have provided comments and an updated draft for review by the Planning Board. The main changes are as follows:

- Definitions to be comparable to DHCD SHI requirements;
- Mandatory provision 10% instead of based on a percentage connected to the average sale price of project units, and;
- Payments in lieu: For ownership developments of three (3) to nine (9) units, the amount of the Housing Contribution Payment shall be equal to \$11,000 per unit.; For ownership developments of eleven (11) units or more, the Housing Contribution Payment shall be equal to \$15,000 per unit.; For rental units, the per-unit contribution payment shall be equal to \$8,000 per unit.

If the Board would like to move forward with putting this to vote at Town Meeting, we need to hold a public hearing and provide notice 14 days prior. This is possible, but it would be a very tight schedule.

**BOARD:** Discussed the timeline and decided to hold on putting this before the Town until the next Annual Town Meeting, or Special Town Meeting, giving the Board more time to review the changes and hold a public hearing.

**W. Sorenson:** I would like to recognize Jim Freer, our fellow Planning Board member, who just submitted his resignation this afternoon as he prepares to move down to Florida. Jim has been a Board member here in Groveland, either on the Planning Board or the Zoning Board of Appeals for over 40 years. What a commitment!

**W. Sorenson:** Instructed the Town Planner to contact the State Delegation to get a citation in recognition of his service.

### ADJOURNMENT

**MOTION:** Lisa Chandler made a motion to adjourn the meeting. The motion was seconded by Robert Arakelian. The vote was 4-0, unanimous in favor. Meeting adjourned at 9:23PM.

# PLANNING BOARD MTG 3/5/19

## NAME

## ADDRESS

Thed Bern

Judy Hanson

Donna Tobin

Ronald LaPlante

Michael Dissette

Kristin Zarella

Jim Freer

18 Oak St Reeling MA.

Rowley MA

180 Center St Grandd

160 Center St Grandd

2 Orchard Rd. Gloucester MA

GLOVSKY & GLOVSKY LLC  
8 WASHINGTON STREET, BEVERLY MA

2 Orchard Rd. Gloucester MA

3100 Amadora Circle  
Cape Coral, FL

